



Date: March 15, 2021

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To: LARMAC Homeowners

From: LARMAC Board of Directors

Re: Official Notice of Proposed Changes to LARMAC Community Guidelines, Construction Manual for Custom Homesites and Covenant Hills Custom Home Design Guidelines.

In accordance with California *Civil Code* Section 4360, the Board of Directors hereby provide you with a minimum of twenty eight (28) days' notice of proposed changes to the LARMAC Community Guidelines, which are proposed for adoption at the Open Session Board of Directors Meeting for the Ladera Ranch Maintenance Corporation ("LARMAC") on April 14, 2021 at 7:00 p.m. Due to current meeting restrictions related to COVID-19, this meeting will be held via teleconference using the Zoom software platform. The purpose of this notice is to offer you an opportunity to provide comments on the proposed changes.

This notice will accompany a red line version of the LARMAC Community Guidelines, Construction Manual for Custom Homesites and the Covenant Hills Custom Home Design Guidelines, where the proposed changes are documented. Although a brief summary of the most significant proposed changes are summarized in the table below, we urge you to review the actual text provided.



Avendale Village Club
1 Daisy Street
Ladera Ranch, CA 92694
Tel: (949) 218-0900
Fax: (949) 218-0901

COMMUNITY GUIDELINES			
#	SECTION	DESCRIPTION OF CHANGE	PURPOSE AND INTENT OF CHANGE
1	VI – A – Aquatic Park Reservation Limit	Changes the limit on reservations of the Terramor Aquatic Park from one (1) to two (2) reservations per household, per year.	Allows for two (2) aquatic park reservations to be made per year. The first reservation of the year must be completed prior to booking a second reservation.
2	Section IV – L Use of Batting Cages	Adds language to support how the batting cages at Cox Sports Park are generally used. This section will clarify the guidelines for approved sport organizations and passive use.	Clarifies the rules of the batting cages at Cox Sports Park as it relates to permits and general use.
3	A – Use of Common Area	Prohibits the use of vehicles, electric bikes, electric scooters, hoverboards or similar devices from use within LARMAC facilities, like pool decks, sports courts or within landscaped areas including on sports fields or park grass.	Adds a rule which prohibits use of gas or electric vehicles and devices from being used in areas where their use would not be appropriate and where they may pose a safety risk to the user, other users at the facility, or to the common area landscape.
4	A – Use of Common Area	Prohibits the modification of common area property for the purpose of allowing bicycles, e-bikes or similar devices to operate, such as the construction of jumps or ramps.	Adds a rule which makes clear that digging and constructing bike jumps, tracks or trails, which damages landscaped areas, is prohibited.
5	A – Use of Common Area	Prohibits the use of drones or similar devices for the purpose of commercial videography or photography from being used from common areas and from flying within 300 feet of common area buildings or structures.	Addressing safety, noise and privacy concerns, adds a rule which does not allow for drones to be operated (take off and land) from common areas, and prohibits drone from flying near common area buildings or structures.
6	Section II – G Flag and Banner Guidelines	Reorganizes the information contained in the section to make clear the guidelines related flags, signs and banners used both LARMAC property and an owner’s private lot.	Organizes the section to better communicate the guidelines, specifically the guidelines regarding the community banner (street corner banners) program and the guidelines regarding political signage. These changes have not modified the existing rules, they are for the purpose of organizing and better explaining the rules more effectively.
7	Section III-F Use of Community Garden Plots	Adds language which requires that gardeners must utilize garden plots year round, and that plots must continue to be maintained in an attractive condition at all times.	Clarifies that garden plot use and maintenance is not limited to seasonal, and must continue to be used and maintained through the entire year.
8	Volleyball Court Use Guidelines	Adds language which restricts play to 30 minutes while others are waiting to use the court.	As a first come first serve amenity, implementing a time limit while others are waiting to use the court ensures that all residents have the opportunity to utilize the courts.

9	Tennis Court Guidelines	Corrects and updates language to current reservation system practices, including the use of LaderaLife.com to reserve or cancel a reservation. Changes the time for a reserved court to be claimed by a walk on user to 10 minutes (up from 5 minutes).	Many of the procedures for making or modifying a tennis court reservation were updated to be consistent with the use of the current reservation system on LaderaLife.com. Changing the time limit for unclaimed reservations allows users 5 additional minutes to arrive at a court to claim their reservation before it may be forfeited to a waiting walk on user.
10	VII – F Construction Access Road Hours	Removes specific construction access gate hours and refers to construction pass instructions issued by LARMAC for availability and hours.	Construction gate access is intended for use by new home construction. As the number of available custom lots and new homes under construction shrinks, this guideline change allows for the Board to modify the construction access road hours to fit current demand.

CONSTRUCTION MANUAL FOR CUSTOM HOMESITES			
#	SECTION	DESCRIPTION OF CHANGE	PURPOSE AND INTENT OF CHANGE
1	IV – A Construction Access Road Hours	Removes specific construction access gate hours and refers to construction pass instructions issued by LARMAC for availability and hours.	Construction gate access is intended for use by new home construction. As the number of available custom lots and new homes under construction shrinks, this guideline change allows for the Board to modify the construction access road hours to fit current demand.
COVENANT HILLS CUSTOM HOME DESIGN GUIDELINES			
#	SECTION	DESCRIPTION OF CHANGE	PURPOSE AND INTENT OF CHANGE
1	Sections 5 and 7	Adds references to LARMAC and the Aesthetics Review Committee. Adds appropriate references to exhibits for swale crossing and fences/walls. Adds reference to Neighbor Notification.	These changes accurately describe the custom home design process as going through the LARMAC Aesthetic Review Committee, and adds references and additional information to clarify that process.

This is your opportunity as a member of LARMAC to provide feedback on the proposed revisions to the LARMAC Community Guidelines, Construction Manual for Custom Homesites and the Covenant Hills Custom Home Design Guidelines before the Board’s formal vote on adoption. The Board of Directors will take all comments into consideration prior to voting. Please submit your comments to the address or email listed below no later than April 12, 2021, in order for the Board of Directors to consider your comments. You may also attend the April 14, 2021 Open Session meeting and request to speak during the open forum portion of the meeting. Meeting log in information and the homeowner forum comment form will be posted on LaderaLife.com no later than seven (7) days prior to the meeting date.

To provide feedback on any of the proposed changes, please contact:

Email: contact.larmac@laderalife.com

Phone: (949) 218-0900 By Mail: LARMAC Office, 1 Daisy Street, Ladera Ranch